

TABLE OF CONTENTS

	Page
Executive Summary	ES-1
1.0 Introduction	1-1
1.1 Purpose and Legal Authority	1-1
1.2 Scope and Content.....	1-2
1.3 Lead, Responsible, and Trustee Agencies.....	1-4
1.4 Review of the Draft EIR.....	1-4
1.5 Recirculation of the Draft EIR.....	1-5
1.64 How to Use This Document.....	1-54
1.75 Areas of Controversy	1-65
1.86 Environmental Review Process.....	1-65
1.97 Background and Relationship to Other Documents	1-87
1.108 Glossary of Acronyms	1-98
2.0 Project Description	2-1
2.1 Project Applicant	2-2
2.2 Project Area	2-2
2.3 Project Objectives	2-13
2.4 Project Background	2-14
2.5 Project Characteristics.....	2-19
2.6 Subdivision and Development Potential	2-22
2.7 Required Approvals.....	2-25
2.8 Program Summary	2-27
3.0 Environmental Setting.....	3-1
3.1 Regional Setting.....	3-1
3.2 County of San Luis Obispo	3-1
3.3 Cumulative Projects Setting.....	3-7
4.0 Environmental Impact Analysis	4-1
4.1 Agricultural Resources	4.1-1
4.2 Air Quality.....	4.2-1
4.3 Biological Resources.....	4.3-1
4.4 Cultural Resources	4.4-1
4.5 Geological Hazards	4.5-1
4.6 Greenhouse Gases	4.6-1
4.7 Hydrology and Water Quality	4.7-1
4.8 Noise.....	4.8-1
4.9 Public Services	4.9-1
4.10 Transportation and Circulation.....	4.10-1
4.11 Visual Resources.....	4.11-1
4.12 Water Resources	4.12-1
4.13 Effects Found Not to be Significant	4.13-1
5.0 Growth Inducing Impacts	5-1



6.0 Alternatives.....	6-1
7.0 References	7-1
8.0 Revisions, Comments, and Responses	8-1

TABLES:

Table ES-1	Summary of Significant and Unavoidable (Class I) Impacts	ES-11
Table ES-2	Summary of Significant but Mitigable (Class II) Impacts.....	ES- <u>21</u> 8
Table ES-3	Summary of Less than Significant (Class III) Impacts.....	ES- <u>57</u> 50
Table ES-4	Summary of Cumulative Environmental Impacts	ES- <u>63</u> 57
Table 2.2-1	Reduction in Eligible Area.....	2-2
Table 2.4-1	Approved Agricultural Cluster Subdivisions.....	2-15
Table 2.5-1	Comparison of Key Ordinance Features	2-19
Table 2.6-1	Development Potential under Proposed Amendments	2-24
Table 2.6-2	Development Potential under Existing Ordinance.....	2-25
Table 2.8-1	Program Summary Table	2-27
Table 3.3-1	Cumulative Projects List	3-8
Table 4.1-1	Mapped Farmland within Project Area.....	4.1-2
Table 4.1-2	County Farmland Conversion from 2006 to 2008	4.1-7
Table 4.1-3	County Farmland Conversion from 1996 to 2008	4.1-8
Table 4.1-4	Comparison of Valuation of Major Groups during the Past Ten Years.....	4.1-8
Table 4.1-5	Required Buffer Distance by Crop Type	4.1-9
Table 4.2-1	Current Federal and State Ambient Air Quality Standards	4.2-2
Table 4.2-2	Estimated Reduction in Construction-phase Emissions	4.2- <u>6</u> 5
Table 4.2-3	Construction Emissions Associated with Cluster Development Potential	4.2- <u>7</u> 6
Table 4.2-4	Reduction in Operational Emissions.....	4.2- <u>15</u> 12
Table 4.2-5	Operational Emissions Associated with Cluster Development Potential ...	4.2- <u>16</u> 12
Table 4.3-1	Vegetative Formations within the Project Area	4.3-2
Table 4.3-2	Oak Woodlands within the Project Area.....	4.3-2
Table 4.3-3	Habitat Types and Potential/ Occurrences within Project Area	4.3-13
Table 4.3-4	Sensitive Plant Species Potential/ Occurrences within Project Area	4.3-15
Table 4.3-5	Sensitive Animal Species Potential/ Occurrences within Project Area	4.3-21
Table 4.4-1	National Register of Historic Places in SLO County	4.4-5
Table 4.4-2	State Office of Historic Preservation Historical Places in SLO County	4.4-6
Table 4.5-1	Planning Area GSA Designations	4.5-2
Table 4.5-2	San Luis Obispo County Fault Activity.....	4.5-4
Table 4.6-1	Proposed Ordinance Annual On-site Operational GHG Emissions	4.6- <u>12</u> 11



Table 4.6-2	Proposed Ordinance Annual Mobile GHG Emissions.....	4.6-13
Table 4.6-3	Combined Annual GHG Emissions	4.6-14
Table 4.6-4	Proposed Ordinance Combined Annual GHG Emissions.....	4.6-14
Table 4.6-5	Existing Ordinance Combined Annual GHG Emissions.....	4.6-15
Table 4.7-1	San Luis Obispo County 303(d) List of Impaired Waters	4.7-3
Table 4.7-2	Definitions of Beneficial Uses for Surface Waters	4.7-5
Table 4.7-3	Water Quality Objectives for Beneficial Uses of Surface Waters	4.7-7
Table 4.7-4	Risk Level Assessment	4.7-9
Table 4.7-5	Requirements Based on Risk Level	4.7-9
Table 4.8-1	Maximum Allowable Noise Exposure: Transportation Noise Sources	4.8-3
Table 4.8-2	Maximum Allowable Noise Exposure: Stationary Noise Sources	4.8-3
Table 4.8-3	Typical Noise Level Ranges at Construction Sites	4.8-10
Table 4.9-1	County Service Areas	4.9-1
Table 4.9-2	San Luis Obispo County Schools 2008/2009	4.9-13
Table 4.9-3	County Parks Inventory, September 2006	4.9-16
Table 4.9-4	San Luis Obispo County Libraries 2010	4.9-18
Table 4.10-1	Level of Service Definitions for Roadways	4.10-1
Table 4.10-2	Level of Service Definitions for Intersections	4.10-2
Table 4.10-3	Recommended Levels of Severity for County Roads	4.10-4
Table 4.10-4	Estimated Reduction in Average Daily Trips (ADT)	4.10-12
Table 4.12-1	Existing Water Supply and Projected Demand	4.12-7
Table 4.12-2	Existing Demand by Proposed Water Planning Area	4.12-8
Table 4.12-3	Existing Supply by Water Basin	4.12-10
Table 4.12-4	WPA 1 Demand by Category	4.12-21
Table 4.12-5	WPA 2 Demand by Category	4.12-22
Table 4.12-6	WPA 3 Demand by Category	4.12-22
Table 4.12-7	WPA 4 Demand by Category	4.12-23
Table 4.12-8	WPA 5 Demand by Category	4.12-23
Table 4.12-9	WPA 6 Demand by Category	4.12-24
Table 4.12-10	WPA 7 Demand by Category	4.12-24
Table 4.12-11	WPA 8 Demand by Category	4.12-24
Table 4.12-12	WPA 9A Demand by Category	4.12-25
Table 4.12-13	WPA 9B Demand by Category	4.12-25
Table 4.12-14	WPA 9C Demand by Category	4.12-25
Table 4.12-15	WPA 10 Demand by Category	4.12-26
Table 4.12-16	Levels of Severity	4.12-26
Table 4.12-17	Constraints in the Inland Portion of the County	4.12-30
Table 6.0-1	Alternative Program Components	6-8
Table 6.1-1	Subdivision and Development Potential under Alternative 1	6-14
Table 6.2-1	Comparison of Cluster Development Potential under Alternative 2	6-27
Table 6.2-2	Reduction in Potential Site Disturbance under Alternative 2	6-35
Table 6.2-3	Reduction in Construction Phase Emissions under Alternative 2.....	6-37



Table 6.2-4	Reduction in Operational Phase Emissions under Alternative 2	6-3837
Table 6.2-5	Reduction in GHG Emissions under Alternative 2.....	6-4341
Table 6.2-6	Reduction in Average Daily Trips (ADT) under Alternative 2.....	6-4644
Table 6.4-1	Subdivision and Development Potential under Alternative 4.....	6-5856
Table 6.6-1	Reduction of Significant Impacts.....	6-7068
Table 6.6-2	Impact Comparison of Alternatives to Proposed Project	6-7270

FIGURES:

Figure 2.2-1	Location of San Luis Obispo County	2-3
Figure 2.2-2	Inland Project Area.....	2-5
Figure 2.2-3	Coastal Project Area	2-7
Figure 2.2-4	Inland Exclusion Areas	2-9
Figure 2.2-5	Hearst Ranch Exclusion Area.....	2-9
Figure 2.2-6	Eligible Area under Existing Ordinance.....	2-11
Figure 2.4-1	Approved and Pending Agricultural Cluster Projects	2-17
Figure 3.2-1	Affected Planning Areas.....	3-5
Figure 4.1-1	Prime Agricultural Soils Overlay	4.1-3
Figure 4.1-2	Important Farmland Overlay	4.1-5
Figure 4.2-1	Ozone Precursors with Construction Phasing.....	4.2-7
Figure 4.3-1	Vegetative Formations Overlay	4.3-5
Figure 4.3-2	Oak Woodlands Overlay	4.3-7
Figure 4.3-3	CNDDB Special Status Species Overlay	4.3-9
Figure 4.3-4	Kit Fox Mitigation Fee Area Overlay	4.3-11
Figure 4.4-1	Cultural Resources and Sensitivity Overlay	4.4-9
Figure 4.5-1	Geologic Hazards Overlay	4.5-7
Figure 4.5-1	Geologic Hazards Overlay (Inland Area Only).....	4.5-9
Figure 4.8-1	60 dBA Noise Contour Overlay	4.8-7
Figure 4.9-1	Fire Hazard Overlay	4.9-5
Figure 4.9-2	Up to 15 Minute Cal Fire Response Time Overlay	4.9-7
Figure 4.10-1	Recommended LOS for County Roadways	4.10-7
Figure 4.11-1	Highway Corridor Design Standard Area Overlay	4.11-3
Figure 4.12-1	Current Water Planning Areas	4.12-3
Figure 4.12-2	Proposed Water Planning Areas	4.12-5
Figure 6.1-1	Whisker Plot Comparison between Standard and Cluster Subdivisions	6-11
Figure 6.2-1	Comparison of Eligible Area under Alternative 2(a)	6-29



Figure 6.2-2	Comparison of Eligible Area under Alternative 2(b)	6-31
Figure 6.2-3	Comparison of Eligible Area under Alternative 2(c).....	6-33
Figure 6.2-4	Alternative 2(a) Geologic Hazards Overlay.....	6-41 <u>39</u>

APPENDICES:

Appendix A	Notice of Preparation and Responses
Appendix B	Policy Consistency
Appendix C	Initial Study (available on CD only)
Appendix D	Estimated GHG Calculations (available on CD only)
Appendix E	Estimated Air Pollutant Calculations (available on CD only)
Appendix F	<u>Mitigation Monitoring and Reporting Program</u>



This page intentionally left blank.

